

The following is a list of general information/requirements to install asphalt shingle roofing in the City of Brighton. The City is currently under the 2012 IRC/IBC.

IRC Wind Load: 90 MPH, Three-Second Gust, Exposure C

- Asphalt shingles shall meet ASTM D 7158, Classification D, G, or H, or ASTM D 3161, Classification A, D, or F. Packages shall be labeled.
- Drip edge is required at all eaves and rakes.
- Drip edge shall be overlapped 2" minimum and nailed 12" maximum on center.
- Deck shall be solidly sheathed with 1/8" maximum space permitted between deck boards.
- Starter course shingles shall be attached within 3" - 4" of the edge.
- Underlayment shall be installed over the top of drip edge along eaves and under the drip edge on gables.
- Two layers of 15# felt applied shingle style, or ice and water shield, is required under asphalt shingles on roofs between 2:12 to less than 4:12 slope.
- Ice and water shield is not mandatory unless required by the manufacturer's specs.
- Unless specified by the manufacturer, shingles are permitted to be flush with the drip edge.
- The number of nails required per shingle shall be regulated by the manufacturer's specs for 90 MPH installation.
- Open and closed valleys are permitted with materials per IRC R905.2.8.2.
- Crickets or saddles are required on chimneys 30" and wider.
- Sidewall flashing shall be continuous or step flashing.
- Kickouts are required at the base of sidewall flashing.
- A maximum of two layers of asphalt shingles are permitted.
- Attic ventilation is required:
 - Vent area shall be 1/150th of the attic area; or,
 - 1/300th of the attic area if between 40 and 50 percent of the vent area is no more than 3' below the ridge.
- An OSHA-certified ladder must be supplied and secured by applicant for buildings higher than one story.
- Mid-roof and final inspections are required for commercial re-roofs.
- Final inspection only is required for residential re-roofs.